

City Council Special and Regular Meetings, February 13, 2001

Twin Pines Senior and Community Center, 1223 Ralston Avenue

SPECIAL MEETING: 6:30 P.M.

STUDY SESSION

Discussion and direction regarding the Master Agreement with the Belmont/Redwood Shores Elementary School District.

Parks and Recreation Director Mittelstadt reported that the City had entered into a settlement agreement with the Belmont/Redwood Shores Elementary School District in 1992 for the purchase of the Barrett Community Center. He explained that this agreement, which would terminate in 2002, obligated the City to continue operating four Park and Recreation programs for a term of ten years. Parks and Recreation Director Mittelstadt requested direction on moving forward on future agreements.

City Manager Kersnar stated that he had met with Superintendent Campbell who indicated an interest in moving forward with these discussions. Both parties concluded they would like these discussions concluded by the time their respective budgets were adopted.

In response to C. Hahn, Parks and Recreation Director Mittelstadt stated that there would be a community meeting on February 28th and after that final comments and cost estimates for maintenance would be available by late March.

In response to C. Hahn, City Manager Kersnar stated that if the Council would like to appoint a subcommittee to provide policy guidance, the staff would meet with the school district and as appropriate with the subcommittee and then the full Council. He noted that there were two subcommittee's currently formed and said it may be appropriate to expand one of the committees or form a new committee.

In response to C. Warden, Parks and Recreation Director Mittelstadt reviewed the costs to run these various programs which totaled about \$130,000 per year.

- 1). School Athletic Field Maintenance - \$120,000
- 2). Ralston Middle School after school sports program - \$8-9,000 per year.
- 3). Summer School Program - indirect costs for staff time
- 4). Athletic Field Scheduling - minimum cost

Parks and Recreation Director Mittelstadt explained that these programs were a natural selection because the Parks and Recreation Department had been involved in these programs all along.

C. Cook stated that she would like to have the staff look into options for cost savings, and requested that the staff explore a partnering relationship with the school district to see if combined equipment purchasing could be investigated.

City Manager Kersnar stated that this agreement would end in 2002, so Council and staff had an opportunity to explore as many ideas and options as possible to prepare a new agreement.

C. Warden volunteered to be on the subcommittee.

C. Rianda stated that she thought it was important to point out that the programs had been expanded and enhanced since 1992. She said she thought the field maintenance subcommittee should expand their responsibilities to include this master agreement work. C. Rianda said she thought that she and

C. Wright could provide the information they had gathered from the field maintenance meetings which would help formulate some options for this agreement.

C. Wright stated he would be interested in being involved in the process. He said he would like to expand the discussions to explore every opportunity possible to provide a higher level of service for both entities.

City Manager Kersnar stated that the focus may need to be narrowed this year to get something accomplished for this budget cycle, but the discussions may be ongoing so that all options could be explored.

Action: on motion by C. Warden, seconded by C. Cook and approved unanimously, to appoint C. Rianda and C. Wright to this Master Agreement Subcommittee, with C. Warden as an alternate.

Adjournment at this time being 6:45 P.M. this meeting was adjourned.

Meeting tape recorded and televised

Tape No. 485a

Kathy Kern

Belmont City Clerk

REGULAR MEETING - 7:30 P.M.

ROLL CALL

COUNCILMEMBERS PRESENT: Warden, Hahn, Wright, Rianda, Cook

COUNCILMEMBERS ABSENT: None

Staff Present: City Manager Kersnar, City Attorney Savaree, Public Works Director Curtis, Community Development Director Ewing, Finance Director Fil, Interim Police Chief Mattei, Fire Chief Jewell, Parks and Recreation Director Mittelstadt, City Clerk Kern.

SPECIAL ORDERS OF THE DAY/PRESENTATIONS

Presentation of League of California Cities Helen Putnam award for Excellence Grand Prize contributions and the National Council for Public-Private Partnerships 2000 award for the City of Belmont's contributions to the ALS-JPA.

Mayor Hahn read the inscription on this award and thanked everyone for their efforts on behalf of the City of Belmont.

Certificate from County of San Mateo to City of Belmont for contribution to Safe Harbor Homeless Shelter in South San Francisco.

Mayor Hahn announced that the City had been given a Certificate from the County Board of Supervisors for our contribution to Safe Harbor.

C.Cook announced that there would be an open house at Safe Harbor Feb. 20th from 4-7 P.M.

PUBLIC/COUNCIL COMMENTS

Mr. Metropulos, 835 Laurel Ave., reported that the Carlmont soccer teams won their championship games and would now be competing in the CCS championship.

Mr. Lawhern, 408 Hiller Street, announced that the third grade students, parents and teachers from Central School and members of the Historical Society would be traveling to the California Student Technology Showcase convention in Sacramento to present the "Then and Now Program" that was put together last year. He stated it was an honor to be able to show Belmont's history to such a large scale audience.

Ms. King, 1201 Notre Dame Avenue, reported on the upcoming Library bond election on March 6th. She invited anyone who would like to view the old Belmont Theatre, which was being used as campaign headquarters, to drop by on Saturday morning at 9:00 a.m. for a tour and sign up to help get the vote out by walking precincts or help out in other ways.

C. Rianda noted that February was Melodrama month and invited everyone to this outstanding event.

C. Wright reported that he had been unable to attend the Special Meeting on January 30th because he was in Israel where they were having a national strike, and all transportation had been shut down.

C.Cook congratulated Carlmont High School on their second place finish in the Millard Fillmore Trivia contest, which was their best finish to date. She added her congratulations to the Carlmont Scots soccer teams.

C. Warden congratulated Finance Director Fil and his staff for the excellent Financial Reports.

CONSENT CALENDAR

Approval of meeting minutes: Special Joint Meeting of the City Council and Mid-Peninsula

Water District 1/10/01 and Regular Meeting 1/23/01.

Approval of Warrant List Dated: Jan 19, 2001 for total amount of \$307,846.02; Jan. 26, 2001 for total amount of \$155,647.39, and dated Feb 2, 2001 for total amount of \$184,498.06.

Written Communication 1). Rec. 1/26/01 from PG&E re. A.97-12-020, request for a Rule 48(b) extension of time to file the notice of intent associated with PG&E's Test Year 2002 General Rate Case while the Commission considers PG&E's Petition to modify D.00-07-050; 2). Rec. 1/30/01 Applic. of Airport services of Avtar Singh of DVA Air Link Shuttle Service for authority to operate as a passenger stage operation.

Motion to approve Claims Management Report.

Resolution No. 8933 approving the City of Belmont's Investment Policy.

Motion accepting Financial Statements for the City of Belmont FY 1999/00.

Resolution No. 8934 approving a professional services agreement with Kimley-Horn and Associates, Inc. to provide consulting engineering services for on-call traffic calming, authorizing two task orders for Hastings Drive and Chula Vista Drive in an amount not to exceed \$47,312.

Resolution No. 8935 accepting work, approving contract change orders and authorization to issue Notice of Substantial Completion, North Road Reconstruction Project, McGuire and Hester, City Contract No. 408B

Resolution No. 8936 accepting work, approving contract change orders and authorization to issue Notice of Substantial Completion, North Road/Williams Street Storm Drain Project, Andreini Bros., Inc. City Contract No. 408C.

Resolution No. 8937 authorizing the filing of applications for National Highway Safety Act Program Funding with the State of California Office of Traffic Safety for: 1.) A Speed Monitoring Awareness Program in the amount of \$15,000; 2.) A Priority Control System for Integrated Emergency Response in the amount of \$300,000 and state the assurance of the City of Belmont to complete the projects.

Motion to approve cancellation of First Council meeting in July, 2001. (July 10th).

Resolution No. 8938 confirming the appointment of Deirdre Dolan as Human Resources Director.

Motion to waive reading of Ordinances.

Consent Calendar adopted. Moved by C. Cook, seconded by C. Warden, and approved unanimously, by show of hands.

PUBLIC/HEARINGS

Public Hearing to consider an ordinance approving an amendment to the current PD zoning to incorporate a conceptual development plan for Immaculate Heart of Mary for approximately 65,674 square feet of new construction including a multi-use building and an assisted living facility. The 10-acre campus currently contains approximately 37,081 square feet of building floor area which accommodates both academic and religious activities. The applicant is proposing to increase the building square footage on the site by 70,329 square feet for a total of 102,910 square feet of structure. Included in these figures is the demolition of the existing

4,500 square foot vacant parish hall building located on the corner of Ralston Avenue and Alameda de Las Pulgas. APN: 045-023-230, -250 and 260; Zoned: PD (Planned Development). Rev. James MacDonald (Applicant); Roman Catholic Archbishop of San Francisco (Owner).

Senior Planner Livingstone reported that the applicant was proposing a Conceptual Development Plan to add over 70,000 sf of new floor area on an existing 10 acre site and when the project was totally built out the total floor area would be 102,910sf. He explained that the applicant was proposing a number of site improvements including the addition of a right turn pocket on Ralston to prevent back up onto Alameda, and reengineering of the retaining walls on Alameda with terraced landscaping. He said staff would like to know if Council was interested in revisiting the construction hours in the noise ordinance as requested by the applicant.

In response to C. Warden, Public Works Director Curtis explained that it was his understanding that the right-of-way was being dedicated to the City to construct the right turn lane.

Fr. MacDonald, Pastor Immaculate Heart of Mary Parish explained that the 40 year old parish facility was inadequate for their present needs and following their capital campaign they determined that they could fund the rest of the building campaign by entering into a lease agreement with Sunrise Development for an assisted living facility on the property.

Mr. Zemanek, Sunrise Development, Inc. Mt. View, gave a detailed presentation showing the layout of the assisted living facility. He noted that they had agreed to dedicate the right-of-way to the City for a right turn lane on Ralston. He asked for Council consideration to amend their construction hours so that they would be able to begin at 7:00 A.M. and work until 6:30 P.M.

Mr. Starr, architect for IHM, reviewed the site plan for Immaculate Heart of Mary.

Mayor Hahn opened the public hearing.

Speakers in favor of the project

Mr. Oswald, 1775 Terrace Dr.

Ms. Marconi, 716 Cuesta Avenue, San Mateo

Mr. Semenero, 1201 Ladera Way,

Ms. Brougua, 1531 El Verano Way,

Mr. Ahrens, 3914 Christian Dr.,

Ms. Tonelli, 1719 Valley View Avenue,

Mr. Sanders, 309 Middle Rd.,

Comments in Favor of the Project

The parish has raised almost \$2 million to complete this project which will benefit the entire community: there is a real need to separate worship space from activity space: excellent plan and the assisted living facility is needed in the community: well planned use of the land, assisted living facility will allow residents to continue to live in the community: facility needed because of all the

new families that have joined this parish: the multipurpose room will allow the children to eat indoors during inclement weather and the new gym will help the sports programs: the land lease with Sunrise is compatible with the mission of IHM and the cash flow will allow the expansion program to be complete.

Community Development Director Ewing explained that the only exceptions to the noise ordinance were for emergencies, and if an exception was granted, the ordinance would need to be amended.

He said that staff would bring back recommendations for a study session at a later date.

City Attorney Savaree explained that the Council had granted exceptions on one or two projects in the past.

City Manager Kersnar stated that Council should provide direction to staff to bring the noise ordinance back for amendments or exceptions at another time.

Council discussion ensued. They congratulated the IHM parish on their plan and thanked Sunrise

Development for planning a much needed and aesthetically pleasing structure for the citizens.

C. Rianda requested that some language be included in the detailed development plan that addressed the issue of the current parking plan that has been devised to mitigate the loss of the 103 parking spaces. She requested that if this plan was not successful, the City would assist IHM devise a better parking plan on site for overflow parking during peak times.

Ms. Gates, Arborist for the project, in response to Council concerns, reported that all the trees would be evergreen.

On motion by C. Rianda, seconded by C. Wright and approved unanimously, to close the public hearing.

Action: on motion by C. Wright, seconded by C. Cook and approved unanimously, to adopt:

Resolution 8939 for the Mitigated Negative Declaration of Environmental Significance for the IHM Master Plan for the Church and School and the Assisted Living Facility at 1040 Alameda.

Action: on motion by C. Rianda, seconded by C. Cook and approved unanimously, to introduce an ordinance approving an amendment to the current PD zoning to incorporate a Conceptual Development Plan for construction of the IHM Master Plan and Assisted Living Facility at 1040 Alameda de las Pulgas (Appl. No. 00-1008; Waive further reading; second reading and adoption on 2/27).

Meeting Recess at this time, being 8:25 P.M. this meeting was recessed

Meeting Resumed at this time, being 8:30 P.M., this meeting was resumed.

C. Wright requested that the staff bring the noise ordinance back for discussion and direction.

Action: on motion by C. Warden, seconded by C. Wright, and approved 4-0 (Rianda, absent.) to have staff bring the noise ordinance back for Council consideration.

C. Rianda returned to the meeting at this time, being 8:33 P.M.

City Manager Kersnar stated that the staff would bring this item back to be discussed in general and specific terms.

Public Hearing to consider adoption of a Resolution vacating a portion of the Right-of-

Way at 1501 Williams Street (APN: 044-131-110; Applicant: M/M Collins.)

Assistant City Engineer Jones reported that the property owner at this location had requested that the City vacate a portion of the right-of-way. He said the City had considered the initial report at the January 23rd meeting and the Planning Commission cleared the environmental document at their meeting on February 6th. Assistant City Engineer Jones reported that the City would maintain an easement over the land for public utilities. He explained that notices had been posted and sent to property owners in accordance with State of California Streets and Highways Code, Part 3.

Mayor Hahn opened the public hearing.

On motion by C. Warden, seconded by C. Wright, and approved unanimously to close the public hearing.

Action: on motion by C. Warden, seconded by C. Wright, and approved unanimously, by show of hands, to adopt:

Resolution No. 8940 vacating a portion of the right-of-way at 1501 Williams Street (APN: 044-131-110; Applicant: M/M Collins).

Hearing on Appeal by Mr. Ramirez on action taken by the Planning Commission meeting held On January 16, 2001, on the application for Variance and Grading Plan for three single family homes and additional construction requirements granted to Mr. Voskoboynikov concerning the Property located at 2594, 2596 and 2598 Coronet Blvd. APN No. 044-026-170,-210,-220.

Principal Planner DeMelo explained that the grading plan application and setback variance on this project had been approved on a vote of 4-2 by the Planning Commission. He explained that the setback variance would allow a 14 ft setback from the centerline of a private street rather than the required 45ft.

In response to C. Cook, Principal Planner DeMelo stated that if the Planning Commission had overturned the plans, the applicant would have had to redesign the project.

In response to C. Warden, Principal Planner DeMelo stated he was not familiar with the section of the General Plan that would not allow access to these homes from Ralston Avenue, but he stated he was aware that it was the scenic corridor and a curb cut would be counterintuitive to the goals and policies of the General Plan.

Mr. Rameriz, 2607 Prindle Rd. read from the Planning Commissioner's comments about the project from the meeting on January 16th. He noted that these comments and the 4-2 vote was not overwhelming support for this project. He expressed his concern about the process used for the review the designs for each home. He said it appeared from the minutes that one action was taken for all three homes. Mr. Ramirez expressed concern about the large amount of fill that would need to be brought in to construct the private road and fill in the site for the three homes. He wondered what streets would be used for the staging. He noted that Prindle and Coronet were in poor condition and Coronet had had one landslide already. He said there was too much traffic on these streets and one unsafe condition was being traded for another. Mr. Rameriz explained that this private driveway would be five feet from a child's bedroom and would have a very steep grade off of Coronet. He said this road would not allow for easy access for a fire, delivery or garbage truck and no parking would be allowed. Without this additional parking, most of the cars would be parked on Coronet which was already impacted by the neighbors.

Mayor Hahn opened the public hearing.

Mr. Schwartz, Attorney for Applicants, 900 North Pt. St. Suite 410, S.F. reviewed the history of this two year process. He said that early in the process it was discovered that some of the Ralston Avenue improvements were on his clients property and it took time to do some exchanges between the City and his clients. He said it was during this time, that it was discovered that the building permits that were issued were in error. He stated that after this very intense scrutiny, the owners have three legal lots with a beneficial purpose to build three homes which would be a credit to the neighborhood. He said this had been a very detailed process with all the elements analyzed.

Mr. Schwartz stated that Mr. Ramirez' appeal was based on two grounds. 1). The Planning Commission abused its discretion ,and this project would affect the value of his property; and, 2). traffic concerns. Mr. Schwartz explained that these issues had been addressed early in the process, and there would not be a negative impact on Mr. Ramirez' property. Mr. Schwartz stated that the City would not let the owners access these homes from Ralston, so they had devised another entrance to the property. He said that if the owners had to redo this project it would be devastating. Mr. Schwartz requested that the Council uphold the Planning Commission decision.

Mr. Voskoboynikov, 820 Palm Avenue, Redwood City, stated that they had cooperated with the City to build on these three legal lots. He stated that he and his partners were losing money while this project was being discussed. He urged the Council to bring this project to a close.

Mr. Gonsalves, 490 El Camino Real, stated that access had been transferred to Coronet which required design changes to the projects.

Ms. Guisasola, 2605 Prindle Rd. said this plan did not address the creek that ran through the property. She distributed photos that showed the recent rain fall collected in this area. She said there was no conclusive evidence to prove that the grading plan was safe and would not endanger the properties surrounding the project. She said she did not agree that the riparian habitat, as stated in finding 2, would not be impacted, because the creek bed would be filled, which could cause flooding. Ms. Guisasola stated that if the project was scaled back, less grading would be required and parking and traffic concerns would be minimized. She said access to Ralston for one home would have less impact on this site and the neighborhood. Ms. Guisasola said Finding 7 for a hauling permit would put a heavy burden on the neighborhood. She requested that all the heavy trucks enter from Ralston Avenue and stay off of Prindle. Ms. Guisasola express concerns about the parking variance for this project with this narrow steep access road. She said it appeared that the driveways were so short that their would only be parking for one car. She requested that the

driveways be extended to 20ft long to accommodate the extra cars. Ms. Guisasola stated that she thought approval of the three houses was invalid because they were all lumped together when approved. She said that she thought an Environmental Impact Report and a biologist's report should be done to assess the sensitive species in the area and the impact on the natural environment this project would have.

City Manager Kersnar reminded the Council that this appeal was filed for the variance and the grading plan. He explained that the design review was a separate action at the Planning Commission and was not appealed.

Ms. Wouster, 2590 Coronet, explained that she lived right next to the proposed road and homes. She expressed concerns about the filling in of the creek to construct these homes. She listed various federal permits which she thought should have been applied for before this project went forward. She said she would like to request an EIR be done for this project to address her concerns. Ms. Wouster also expressed concerns about the steep driveway, and felt that her property values would be negatively impacted by this project.

Mr. Fuller, 2601 Prindle Rd., distributed photos of Coronet and explained that during the construction of this project the street would be impacted by the traffic, and would be a danger to all the children who live and play on the street. He requested that the project not be approved until the traffic and congestion was adequately addressed.

Mr. Delgadillo, 2600 Coronet Blvd., express his concern about having the project on Coronet, because of the additional traffic and parking. He said he would like the staff to find a compromise and have less houses with access onto Ralston. He said he had agreed to work with the owners to find a workable solution to this project.

Mr. Glantz, 2621 Prindle Rd., expressed concern about the condition of Prindle Road and said it had not been fixed in many years. He urged the Council not to allow Prindle to be used for any of the heavy equipment, to preserve what little integrity of the road was left. Mr. Glantz suggested that a fee be charged for each piece of heavy equipment that used city streets. He said these funds could be used to reconstruct and repair the streets. He asked if there was assurances that covering Pulgas Creek would not cause flooding in the neighborhood.

Mr. Sammeta, 2502 Coronet Blvd., expressed concern about the traffic that would be generated by this new development and said he supported his neighbors.

Mr. Rameriz, 2607 Prindle Rd, stated he was concerned about his property values, the increased traffic and the parking situation in his neighborhood. He stated that his appeal did address building requirements and his concerns. He said this project was not right for this parcel because there were too many safety issues for the community. He submitted a draft Resolution that the neighbors would like the Council to consider and requested that the Council overturn the Planning Commission decision.

Mr. Voskoboynikov, 3007 24th Street, S.F., stated that they had been cooperative with the City and did not want to use inverse condemnation. They had worked for two years to get these permits and had exhausted their funding. He said the reason they were hauling in so much fill was because the Planning Commission was requiring it. He said they had brought all their consultants to answer the questions Council may have on this project.

On motion by C. Warden, seconded by C. Wright and approved unanimously, to close the public hearing.

In response to C. Warden, City Attorney Savaree stated that the owners had taken the position that many years ago when Ralston Avenue was improved that their access was cut off and that they believe that they have a right to sue the City for taking that property without compensation. She said that if this was true, they may have a cause for action against the City.

C. Warden stated that he had heard a lot of discussion about a creek on this site and he wondered if the staff could verify this claim. He said that if this was true there should be additional requirements that needed to be met.

Principal Planner DeMelo stated that he would defer to the Public Works Director for that answer.

Mr. Waley, Soils Engineer for the applicant, stated that when Ralston was realigned, this area was filled to maintain a consistent grade. This fill created a swale on the back side of the property. He explained that the water that gathers in this area was from the storm drain that serviced Coronet. The intended route was to empty into the storm drain on Ralston, but the line was ruptured and it drained into this swale and then off the property on the west to the storm drain.

Community Development Director Ewing explained that this was not a natural creek, but as a result of the grading for Ralston. The swale was not located on the property, so the grading for this project would not effect this drainage. He stated that was the reason it was not featured in the staff report.

Mr. Chan, Landscape Architect for property owners, stated this was a drainage swale with intermittent waterflow.

In response to C. Warden, City Attorney Savaree explained there was no prohibition to take four or five actions during one motion.

Community Development Director Ewing clarified that there were separate actions taken for each of the design review actions involving these homes.

In response to C. Warden, Principal Planner DeMelo explained that the private road would need to be red curbed so no parking would be allowed. There was potential for four cars to be parked at two of the houses, but only two cars off-street for one of the homes.

In response to C. Cook, Planner DeMelo stated that this project was exempt from Environmental review.

Principal Planner DeMelo explained that the Commission had made a requirement that a flagman be present until the private road was constructed. He said the total grading would be 1475 cubic yards.

C. Rianda stated her concerns with the grading plan and the width of the private road which did not appear to provide safe access to and from the homes.

Principal Planner DeMelo stated that the roadway would have a hammerhead at the end of the lot for a turn around. He said the street would be constructed to City standards except for the width,

and would be maintained by a homeowners association. The roadway would be stripped with a white zone with no parking allowed.

C. Rianda stated she was not comfortable that this project was planned without an EIR and no on-street parking. She said she was concerned about the egress and ingress from this private road, and would like to see less intensification of the land use. C. Rianda suggested a holding pad for cars to enter onto Ralston; ingress on Coronet, egress on Ralston. She said she thought if the grading plan was changed, this traffic mitigation could be accomplished.

In response to C. Hahn, Principal Planner DeMelo stated that the Commission looked at the design issues and made four separate motions to approve these plans.

C. Cook stated that she was concerned about this project, and the fact that so many neighbors were here indicated that something was not right about it.

C. Warden said he had concerns about the private road which always was the stumbling block with this project, but he said he did not want to see any curb cuts on Ralston Avenue.

C. Wright stated that this was a difficult situation, but would not want to undo the Planning Commissions work. He said he had not been given any new information and felt that the applicant had a right to develop his property. He said he would vote against the appeal.

In response to C. Warden, Principal Planner DeMelo stated that specific conditions regarding the grading permit could be conditioned so there would not be any road closures on Pullman, Prindle and

Coronet once the private road had been constructed.

Community Development Director Ewing requested that the staff flexibility not be reduced when devising this traffic plan. He said it would create a heavy burden to monitor these individual requests.

In response to C. Rianda, Public Works Director Curtis stated that a bond was not required for a hauling permit.

C. Rianda stated that if Council voted for this project, she would like to have a Performance Bond included, as well as, a hold harmless agreement for construction of this road. This document would be disclosed upon sale of the homes.

City Attorney Savaree stated that the City was protected by the Government Code and was not liable for damages that may occur after granting permits for construction

City Attorney Savaree suggested that based on the concerns that had been expressed by the neighbors, reasons needed to be found not to act on the Findings. She said technical staff was not here to answer some of these questions. City Attorney Savaree suggested that this item be continued to allow staff time to get the technical staff here to respond to the concerns raised.

City Manager Kersnar stated that there were two choices: 1). Adopt the Resolution upholding the Planning Commission; or, if Council was interested in granting the appeal, 2). staff would ask Council to make a motion to continue this matter, so staff could draft some findings and allow Council to ask more technical questions, to add to those findings.

Action: on motion by C. Wright, seconded by C. Hahn, to uphold the Planning Commission decision. This motion was defeated by show of hands, 2-3 (Cook, Warden, Rianda, no).

Action: on motion by C. Warden, seconded by C. Rianda, and approved unanimously by show of hands to continue this item for additional information for a Resolution to overturn the Planning Commission decision.

OLD BUSINESS

Discussion and direction to set interview date(s) for City Commissions for terms expiring, March 1, 2001.

Council stated that with all the events happening at this time, they would prefer to have a list of interview dates in March. City Clerk Kern stated she would put a list of dates together and send this to Council for review, and once she had Council concurrence, she would put it back on the agenda as a reminder.

NEW BUSINESS

Consideration of Resolution approving revision of restricted parking from 30 minutes to 1 hour (8 AM-6 PM, weekdays, excluding weekends and holidays) at 1000 Sixth Avenue (Caprino's Restaurant).

Public Works Director Curtis explained that the owner of the restaurant had requested one hour parking which would conform with the parking along the street.

C. Rianda stated that it did not matter how much time was allotted, the spaces needed to be monitored or it would not be effective.

C. Cook stated that she agreed, it did no good to put in these traffic regulations, if they were not enforced.

C. Wright stated that he thought that one hour parking in this location made sense.

Action: on motion by C. Cook, seconded by C. Wright, and approved by show of hands, 3-2 (Rianda, Hahn no) to adopt:

Resolution No. 8941 approving revision of restricted parking from 30 minutes to one-hour (8AM-6PM, weekdays, excluding weekends and Holidays) at 1000 Sixth Avenue (Caprino's Restaurant).

Meeting Extended at this time, being 10:30 P.M., C. Warden made a motion to extend the meeting for ten minutes, seconded by C. Cook, and was approved unanimously.

MATTERS OF COUNCIL INTEREST/CLARIFICATION

Discussion and direction regarding initiation of an amendment to the Zoning Ordinance to require a **Conditional Use Permit for auto sales and similar uses in the C-3 zoning district.** (Hahn)

C.Hahn requested that Council consider this request, so that the Zoning Ordinance could be amended for these types of businesses in the C-3 area.

Council concurred to have staff prepare an amendment for the Planning Commission review and on to Council for adoption.

Discussion and direction regarding purchasing a banner to encourage the residents to vote on Election Day. (Warden)

Council concurred this was an excellent idea and requested that staff get a banner made and hung in time for the special election on March 6th.

Discussion and direction regarding initiation of an amendment to the Zoning Ordinance to change the definition of "Floor Area, Gross". (Warden)

C. Warden requested that Council direct the Planning Commission to initiate a zoning amendment to clarify this definition.

Council concurred to have staff prepare an amendment for the Planning Commission review and on to Council for adoption.

ADJOURNMENT at this time, being 10:33 P.M., this meeting was adjourned.

Kathy Kern

Belmont City Clerk

Meeting tape recorded and televised

Tape No. 485